Comhairle Chontae Liatroma
Leitrim County Council

Declaration regarding Development/Exempted Development
(Section 5 of Planning & Development Act 2000, as amended)

Leitrim County Council Reference Number: ED- 26-67

WHEREAS a question has arisen as to whether the construction of an extension, with a floor area of approximately 14m², to the rear of the existing dwelling at Shannagh, Mohill, County Leitrim N41 E192, is development, and if so, whether such development is or is not exempted development.

AND WHEREAS the said question was referred to Leitrim County Council by Sandra O'Connor on the 10 September 2026 with further information received on 15 October 2026;

AND WHEREAS Leitrim County Council, in considering this referral, had regard particularly to –

(a) Sections 2(1), 3(1) and 4(1) of the Planning and Development Act, 2000, as amended,
(b) Articles 6(1) and 9(1) of the Planning and Development Regulations 2001, as amended,
(c) Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, and
(d) the documentation submitted as part of the referral;

AND WHEREAS Leitrim County Council has concluded that:

(a) The construction of an extension, with a floor area of approximately 14m², to the rear of the existing dwelling at Shannagh, Mohill, County Leitrim N41 E192 constitutes development within the meaning of Section 3 of the Planning and Development Act 2000 (as amended); and
(b) The construction of an extension, with a floor area of approximately 14m², to the rear of the existing dwelling at Shannagh, Mohill, County Leitrim N41 E192 satisfies the exemption at Class 1 of Part 1 Schedule 2 of the Planning and Development Regulations 2001, as amended.

NOW THEREFORE Leitrim County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the 2000 Act, as amended, hereby declares that:

The construction of an extension, with a floor area of approximately 14m², to the rear of the existing dwelling at Shannagh, Mohill, County Leitrim N41 E192, constitutes development that **is exempted development** subject to the following conditions and limitations:

1. The height of the walls of the extension shall not exceed the height of the rear wall of the house.
2. The height of the highest part of the roof of the extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.
3. Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.
4. The roof of the extension shall not be used as a balcony or roof garden.

Signed: _____
Pp Administrative Officer
Planning Department
Dated this 29/10/2026